

Map Amendment 1

Cottage Lake

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #17, Section 7, Township 26, Range 6 as follows:

Reclassify the following parcel from RA-5-P to NB-P:

0726069001

Retain the existing P-suffix development conditions, BC-P2 and BC-P3.

BC-P2: Road Corridor: Northeast Woodinville Duvall Road (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Northeast Woodinville Duvall Road corridor, 180th Avenue Northeast to West Snoqualmie Valley Road.

Woodinville Duvall Road is classified as a principal arterial. New development along this route shall dedicate right of way sufficient to provide 50 feet of right of way from the road centerline. Specific right of way requirements may be obtained from the King County Department of Public Works.

BC-P3: Road Corridor: Avondale Road Northeast (Source: Bear Creek Community Plan Area Zoning, pp.127-128)

Avondale Road Northeast, Redmond City Limits to Northeast Woodinville Duvall Road.

Avondale Road is classified as a principal arterial. New development along this route shall dedicate right of way sufficient to provide 50 feet of right of way from the road centerline. Specific right of way requirements may be obtained from the King County Department of Public Works.

Effect: The Cottage Lake zoning amendment reclassifies one parcel from RA-5-P, Rural Residential, to NB-P, Neighborhood Business. This will permit expanded non-residential development, providing additional opportunities for services and convenience shopping for surrounding Rural residents.